

Daniel Town Council Meeting
Monday, March 7, 2016 at 6:00 PM
Wasatch County Services Building, Room 126
55 South 500 East, Heber City, UT

Meeting Agenda

- 1) Public Comment concerning any issue not on the agenda
- 2) Business license applications
- 3) Planning Department report, code violations and enforcement
- 4) Recommendation from Planning Commission with supporting documents on Smith lot line adjustment
- 5) Follow-up discussion on US 189 UDOT Preservation Corridor Agreement
- 6) Further consideration of flag lots within the Town
- 7) Discussion and possible resolution to adjust building permit fees
- 8) Daniel Municipal Water issues as needed
- 9) Storm Haven Water issues as necessary
- 10) Discussion of Witt-Heiner annexation into Heber City
- 11) Discussion of US Department of Interior Environmental Assessment on Daniel Irrigation canal modification/pipeline
- 12) Approval of Council minutes of February 1, 2016
- 13) Mayor's update on airport expansion
- 14) Recorder's Office: Warrant approval, announcements, etc.
- 15) Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify Lynne Shindurling at (435) 654-5062 at least one day prior to the meeting.

Planning Report February 2016:

Planning Hours 147.25

Blue Stake Hours 28.25

Code violations: Illegal building at 3000 s Daniel Rd. Driveway on abutting property at Big Hollow Rd.

High wind damage to power poles, related utilities and buildings. Gas leak at Little Sweden and Mill Rd.

Earthquake 2.4 magnitude 9 miles WNW. Of Midway on February 24th 0234 hrs.

Witt/Heiner annexation letter to Heber City Council.

Operations and Maintenance Manual for Daniel Municipal Water pump house system.

Other Items: hwy 189 agreement, Hwy 40 agreement, Hazard Mitigation plan update, nitrate results, Ron Goden lot line adjustment, School, noxious weed changes. Legislature results including water rate conservation restructure law.28 and Governor has signed metering for domestic and irrigation water requirements.

Water related bills 2016 session, 224, 305-2, 309, 457, 23.2-p, 28, 34, 75, 93.3,

**TOWN OF DANIEL, UTAH
MUNICIPAL RESOLUTION**

Number: DR 2016-03-07

Appr. Date: March 7, 2016

Effect. Date: March 7, 2016

Short Title: Adjustment in previously adopted permit fees through the Planning Department

Purpose: To increase certain permit fees to better provide for inspection of construction and compliance with State building codes.

Resolution: Whereas, the Planning Department of a municipality is required to provide permits and inspection within their jurisdictions for compliance with State Building Codes, Epic Engineering, as the contract engineer for the Town of Daniel, does hereby increase the cost of fees for certain activities to adequately cover the cost of performing building inspections and plan review services as listed below:

- Small subdivision / lot split increased from \$200.00 to \$750.00
- Commercial development approval increased from \$575.00 to \$1,000 plus \$500 per developed acre
- Building permit application to follow the fee schedule adopted in Daniel Resolution dated May 6, 2013 (DR 2013-05-06B) and attached hereto.
- Solar permit \$250.00
- Lot line adjustment increased from \$100.00 to \$250.00

Town of Daniel
Planning Department Application

Name of applicant _____

Brief description of application _____

Telephone number _____ Fax _____

Mailing address _____

Zone of property _____ Date of application _____

Location of property _____

Application fee (see below) _____

All commercial, subdivisions, lot splits, and zone change submittals require meeting with the development review committee prior to submittal to the Planning Commission!

Applying for:

- ☐ Amend General Plan: \$1,000.00 + cost (maps, etc.)
- ☐ Annexation: Under 5 acres \$350.00; over 5 acres \$500.00 + \$25.00 per acre + cost
- ☐ Small subdivision / lot split \$750.00
- ☐ Subdivision concept approval \$300.00
- ☐ Preliminary subdivision \$300.00 + \$100.00 per lot
- ☐ Final subdivision \$300.00 + \$50.00 per lot/Eru
- ☐ Commercial Development approval \$1,000.00 + \$500.00 per developed acre
- ☐ Business License application (license additional charge):
 - Bed & Breakfast or group home \$250.00, home occupation \$60.00; other conditional uses \$150.00
- ☐ Sign permit \$35.00
- ☐ Solar permit \$250.00
- ☐ Excavation permit \$75.00 + inspection fee
- ☐ Zone map change \$250.00 + \$50.00 per acre + cost
- ☐ Conditional use/special exception \$200.00 + cost
- ☐ Zone ordinance change \$500.00 + cost
- ☐ New zone \$1,000.00 + cost
- ☐ Plat amendment \$200.00 + cost
- ☐ Lot line adjustment \$250.00 + cost
- ☐ Board of Adjustment application \$75.00 + cost
- ☐ Building permit application (see fee schedule resolution DR-2013-05-06B)
- ☐ Copies \$.50 per page
- ☐ Other _____

I, the applicant, understand that the fees paid are to cover the cost of the Town in processing my application, and should those costs exceed the fees paid, I am responsible for the additional amounts. I understand that all fees paid are non-refundable.

Signature of Applicant _____






Application approved by Zoning Administrator _____ date _____


BUILDING FEES FOR TOWN OF DANIEL—ADOPTED BY DANIEL TOWN COUNCIL MAY 6, 2013

<i>Total Valuation</i>	<i>Fee</i>
\$1.00 - \$500.00	\$262.50
\$501.00 - \$2000.00	\$262.50 for the first \$500.00 plus \$3.67 for each Additional \$100.00
\$2001.00 - \$25,000.00	\$317.55 for the first \$2000.00 + \$14.70 for each Additional \$1000.00
\$25,001.00 - \$50,000.00	\$655.65 for the first \$2000.00 + \$12.60 for each Additional \$1000.00
\$50,001.00 - \$100,000.00	\$970.65 for the first \$2000.00 + \$10.34 for each Additional \$1000.00
\$100,001.00 - \$500,000.00	\$1,487.65 for the first \$2000.00 + \$8.09 for each Additional \$1000.00
\$500,001.00 - \$1,000,000.00	\$4,723.65 for the first \$2000.00 + \$6.35 for each Additional \$1000.00
\$1,000,001.00 - \$2,000,000.00	\$7,898.65 for the first \$2000.00 + \$4.62 for each Additional \$1000.00
\$2,000,001.00 – and up	\$12,518.65 for the first \$2000.00 + \$3.15 for each Additional \$1000.00
Plan Review Fees	\$120.00 per hour (town staff), or 3 rd party incurred cost (consultant)
Drop Off Fees	<div> <div>New Non-Residential Construction</div> <div>\$ 1,500</div> </div> <div> <div>New Residential Construction</div> <div>\$ 750</div> </div> <div> <div>Non-Residential addition/remodel</div> <div>\$ 500</div> </div> <div> <div>Non-Residential addition/remodel</div> <div>\$ 250</div> </div> <div> <div>Residential out buildings (non- AG)</div> <div>\$ 250</div> </div> <div> <div>Residential deck permit</div> <div>\$ 75</div> </div> <div>Due at plan submittal & will be deducted from permit fee when permit is purchased.</div>

Building permit includes Inspections (scheduled 48 hours in advance) and 1 Re-inspection. Additional inspections will be billed at \$85 per hour with a one hour minimum, paid in full at the time of the inspection.

Passed and adopted by the Mayor and Town Council of Daniel, Utah, this 7th day
of March, 2016 by the following vote:

	Aye	Nay
Mayor Lance "Chip" Turner	<u></u>	_____
Councilmember Kasey Bateman	<u></u>	_____
Councilmember Jonathan Blotter	<u></u>	_____
Councilmember Eric Bunker	<u></u>	_____
Councilmember John A. Glodowski	<u></u>	_____

APPROVED: 
Mayor or Acting Mayor

ATTEST:


Recorder or Acting Recorder

To: Heber City Council

Re: Witt, Heiner annexation

Greetings Heber City Council,

2-26-2016

I am writing in regards to the annexation proposed, as I will be out of Town for the Public Hearing date.

I am part of the Rural Planner's Organization R.P.O. That meets with others in our County that help shape the future, in regards to the General Plan and general vision that is within the valley.

For years now a great concern has been the extending of Main Street and keeping the down Town identity that makes Heber so attractive, and feels like a rural city and as a destination for tourism that is a vital part of the economy here.

The other local municipalities have been encouraged to not expand their commercial centers so as to not look like Logan, where the main street of down Town is abandoned and old and the new commercial center pushes out to the boarder of Idaho, therefore dying from within.

We may fall into the same trap here, where we have outskirt of commercial centers and a dying main street, with the possibilities of an expanding to a" valley wide Main Street.

We as other communities have been very cautious as not to make commercial centers outside of the main downtown areas as we thought the vision of Heber was conveyed to us in the R.P.O. meetings and having a value attached to this process, with atmosphere being vital.

The R.P.O. is currently cooperating with Mountainland Association of Governments (MAG) in the US. 40 Hwy agreement to plan future signaled intersections and identifying access points along this corridor area. (Please check with your Planner). The proposed properties are being looked at for a realignment of access to accommodate future access points and as a condition of annexation, would be optimized for Heber city when this occurs.

It is apparent that with the accepting of this petition that this vision has been changed and now the Commercial center that we have been trying to preserve as a valley wide movement is being jeopardized as well as the character of the community

Please make a motion to continue this annexation until such a time that the hwy 40 corridor agreement is in place and design for access has been established. This would be a great tool for your Planning department to have at their side while making the best value for the petitioners properties as well as saving the City money by not forcing it to purchase right of ways.

Thank You,

Eric Bunker

Daniel Town Planner